

Nicola Gunn

From: Adrian Dowd
Sent: 26 March 2021 13:00
To: Planning
Cc: Adam Birkett
Subject: FW: Consultation on planning application 3/2020/1037 Seed Hill (land to the rear of Grove Square, Chipping PR3 2GP)

Categories: Yellow Category

Adam,

On 25 March 2021 I inspected the site.

In my opinion, the proposed development will be unduly prominent, conspicuous and incongruous and have a harmful impact upon the character and appearance of Kirk Mill Conservation Area (the site is largely within the original conservation area boundary – subsequently extended to incorporate more of the natural ‘bowl’ in which the mill sits and the mill’s historic water-management system) and the setting of listed buildings (‘Kirk Mill and its associated mill ponds retaining walls, outflow and stone-built leat’, ‘Kirk House’ and ‘Grove House’ – the latter two buildings are the former mill owner’s house and mill manager’s house respectively and are intrinsic to the significance of the industrial hamlet). Grove Square has recently been re-modelled but retains features of its historic usage as part of the mill complex.

The proposed building will sit prominently on land above the mill complex and dominate and distract from the historic and architectural interest of the listed and other historic buildings (the SW elevation incorporates an expanse of reflective glazing). The engineered formation of a new access through the hillside opposite the mill pond is prominent, conspicuous and overtly modern. This land is part of the natural ‘bowl’ and is intrinsic to maintaining the isolated character of the mill complex (including separation of the modern Mill Pond House from historic buildings).

https://www.ribblevalley.gov.uk/download/meetings/id/2326/proposed_conservation_area_at_kirk_mill

https://www.ribblevalley.gov.uk/download/meetings/id/2916/proposed_designation_of_kirk_mill_conservation_area_designation

‘Making changes to heritage assets’ (Historic England, 2016, paragraph 41) identifies:

“The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, ... height ... use of materials ... relationship with adjacent assets and definition of spaces and streets ... and treatment of setting ... It would not normally be good practice for new work to dominate the original asset or its setting in either scale, material or as a result of its siting”.

<https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/heag023-making-changes-to-heritage-assets/>

NPPG ‘Historic Environment’ paragraph 13 is relevant (including cumulative change issues to the conservation area and the setting of listed buildings and the current vacancy of Kirk Mill) and identifies:

“The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as ... our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation".

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Principal Planning Officer

From: Jane Tucker <Jane.Tucker@ribblevalley.gov.uk>

Sent: 05 March 2021 16:48

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Please will you let Adam Birkett have your comments on the above planning application? (Please respond to planning@ribblevalley.gov.uk FAO Adam Birkett)

The application is for proposed single storey building to be used as a holiday lodge and creation of new vehicular access off Malt Kiln Brow.

Here is a link to view the submitted documents on our website

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2020%2F1037

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